

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 12, "ZONING", SECTION I, "ESTABLISHMENT OF DISTRICTS, PROVISION FOR AN OFFICIAL ZONING MAP", OF THE CODE OF ORDINANCES OF THE CITY OF COLLEGE STATION, TEXAS, BY CHANGING THE ZONING DISTRICT BOUNDARIES AFFECTING CERTAIN PROPERTIES AS DESCRIBED BELOW; DECLARING A PENALTY, AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

PART 1: That Chapter 12, "Zoning", Section I, "Establishment of Districts, Provisions For An Official Zoning Map", of the Code of Ordinances of the City of College Station, Texas, be amended as set out in Exhibit "A", attached hereto and made a part of this ordinance for all purposes.

PART 2: That any person, firm or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than Twenty-five dollars (\$25.00) nor more than Two Thousand Dollars (\$2000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense. Said Ordinance, being a penal ordinance, becomes effective ten (10) days after its date of passage by the City Council, as provided by Section 35 of the Charter of the City of College Station.

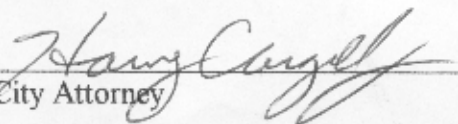
PASSED, ADOPTED and APPROVED this 12th day of June 2003.

ATTEST:

Connie Hooks, City Secretary

Ron Silvia, Mayor

APPROVED:



City Attorney

EXHIBIT "A"

That the Official Zoning Map of the City of College Station, Section I, "Establishment of Districts, Provisions For An Official Zoning Map", of Chapter 12, "Zoning", is hereby amended as follows:

The following property is rezoned in order to amend the concept plan and other elements of the PDD, Planned Development-Housing zoning district.

7.149 ACRES BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE ROBERT STEVENSON LEAGUE, ABSTRACT NO. 54, BRAZOS COUNTY, TEXAS, AND BEING PART OF THE 89.544 ACRE TRACT DESCRIBED IN A DEED FROM WESTFIELD ADDITION, LTD. TO BCS DEVELOPMENT COMPANY RECORDED IN VOLUME 4026, PAGE 269 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN THE ATTACHED EXHIBIT "B," METES AND BOUNDS, GRAPHICALLY IN EXHIBIT "C," AND SHOWN GRAPHICALLY ON THE CONCEPT PLAN ATTACHED HERETO AS EXHIBIT "D."

Purpose Statement: The purpose and intent of this Planned Development District is as a single family residential community with amenities that provide for an enhanced quality of life for seniors.

Uses Allowed: Single family residential
Parkland
Open-space
Greenways

Modifications Possible: The applicant requests modifications as set out in Exhibit D to:

- (1) Lot widths
- (2) Setbacks
- (3) Sidewalks

FIELD NOTES
WESTFIELD VILLAGE PHASE SIX
7.149 ACRES

Being all that certain tract or parcel of land lying and being situated in the ROBERT STEVENSON LEAGUE, Abstract No. 54 in COLLEGE STATION, Brazos County, Texas and being part of the 89.544 acre tract described in a deed from Westfield Addition, Ltd. to BCS Development Company recorded in Volume 4026, Page 269 of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2-inch iron rod marking the south corner of the 2.45 acre Greenway and Detention Area described on the WESTFIELD ADDITION PHASE 3 Final Plat recorded in Volume 4444, Page 283 (O.R.B.C.), said iron rod also marking the east corner of the Victoria Avenue right-of-way (based on a 70' width);

THENCE: along the south margin of the said Greenway and Detention Area for the following three (3) calls:

- 1) N 76° 18' 53" E for a distance of 195.84 feet to a 1/2-inch iron rod set for corner;
- 2) N 63° 07' 15" E for a distance of 240.42 feet to a 1/2-inch iron rod set for corner and
- 3) N 88° 13' 59" E for a distance of 265.71 feet to a found 1/2-inch iron rod for corner, said iron rod also being in the west line of the 4.299 acre Lot 8, Block 4 Park tract described in WESTFIELD ADDITION PHASE 1, recorded in Volume 3653, Page 246 (O.R.B.C.);

THENCE: along the said Park tract for the following four (4) calls;

- 4) S 10° 04' 42" E for a distance of 179.45 feet to a found 1/2-inch iron rod for the Point of Curvature of a curve to the left;
- 5) 39.27 feet along the arc of said curve having a central angle of 90° 00' 00", a radius of 25.00 feet, a tangent of 25.00 feet and a long chord bearing S 55° 04' 42" E at a distance of 35.36 feet to a set 1/2-inch iron rod for the Point of Tangency;
- 6) N 79° 55' 18" E for a distance of 183.41 feet to a found 1/2-inch iron rod for the Point of Curvature of a curve to the left and
- 7) 25.25 feet along the arc of said curve having a central angle of 05° 21' 26", a radius of 270.00 feet, a tangent of 12.63 feet and a long chord bearing N 77° 14' 35" E at a distance of 25.24 feet to a set 1/2-inch iron rod for corner;

THENCE: S 42° 58' 55" E for a distance of 31.40 feet to a set 1/2-inch iron rod for corner;

THENCE: S 47° 01' 05" W for a distance of 309.56 feet to a set 1/2-inch iron rod for the Point of Curvature of a curve to the left;

THENCE: 202.04 feet along the arc of said curve having a central angle of $05^{\circ} 42' 09''$, a radius of 2030.00 feet, a tangent of 101.10 feet and a long chord bearing $S 44^{\circ} 10' 00'' W$ at a distance of 201.96 feet to a set 1/2-inch iron rod for the Point of Tangency;

THENCE: $S 41^{\circ} 18' 56'' W$ for a distance of 54.64 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the right;

THENCE: 39.27 feet along the arc of said curve having a central angle of $90^{\circ} 00' 00''$, a radius of 25.00 feet, a tangent of 25.00 feet and a long chord bearing $S 86^{\circ} 18' 56'' W$ at a distance of 35.36 feet to a 3/4-inch iron pipe set for corner;


THENCE: $S 41^{\circ} 18' 56'' W$ for a distance of 70.00 feet to a set 1/2-inch iron rod set for corner; said iron rod also being in the common line of the southwest line of the beforesaid 89.554 acre tract and the northeast line of BALD PRAIRIE SUBDIVISION according to the plat recorded in Volume 321, Page 571 of the Deed Records of Brazos County, Texas;

THENCE: $N 48^{\circ} 41' 04'' W$ along the said common line for a distance of 329.13 feet to a found 1/2-inch iron rod, said iron rod marking the north corner of Lot 7, BALD PRAIRIE SUBDIVISION and the east corner of the 86.028 acre Edelweiss Gartens Venture tract described in Volume 4167, Page 212;

THENCE: $N 48^{\circ} 26' 14'' W$ along the common line of the said 89.554 acre tract and the said 86.028 acre Edelweiss Gartens Venture tract for a distance of 336.80 feet for corner in the southeast margin of the beforementioned Victoria Avenue;

THENCE: $N 41^{\circ} 33' 46'' E$ for a distance of 40.18 feet to the POINT OF BEGINNING and containing 7.1491 acres of land, more or less.





City of College Station, Texas
DEVELOPMENT REVIEW

WESTFIELD VILLAGE PH 6

Case: 03-96

REZONING